April 19, 2021

Resolution No. 21-12

RESOLUTION OF THE SANTA MONICA MOUNTAINS CONSERVANCY AUTHORIZING A LETTER OF INTENT FOR THE CONSERVANCY TO BE A CO-LESSEE WITH THE BOTHWELL RANCH FOUNDATION FOR THE APPROXIMATELY 14-ACRE BOTHWELL RANCH ORANGE GROVE PROPERTY LOCATED WITHIN THE SANTA MONICA MOUNTAINS ZONE, TARZANA, CITY OF LOS ANGELES

WHEREAS, The Bothwell Ranch is a unique and irreplaceable public resource in the Santa Monica Mountains Zone;

WHEREAS, The Conservancy is the only viable public entity within the existing time parameters to become a lessee and protect the property in perpetuity;

Therefore Be It Resolved, That the Santa Monica Mountains Conservancy hereby:

1. FINDS that the proposed action is consistent with the Santa Monica Mountains Comprehensive Plan; and

2. FINDS that the proposed action is consistent with the Conservancy's Strategic Objectives; and

3. FINDS that the Bothwell Ranch is a unique and irreplaceable public resource in the Santa Monica Mountains Zone; and

4. FINDS that immediate action specifically by the Conservancy is necessary to protect the Bothwell Ranch from residential development; and

5. FINDS that the Bothwell Ranch Foundation will carry out the Conservancy's public objectives and all lease and management documents will fully reflect the Conservancy's unique interests; and

6. FINDS that the proposed action is exempt from the provisions of the California Environmental Quality Act (CEQA); and

7. ADOPTS the staff report and recommendations dated April 19, 2021 for this item; and

8. ADOPTS all of the preceding whereas clauses; and

9. AUTHORIZES a letter of intent to be the lessee for the approximately 14.1-acre Bothwell Ranch; and

10. AUTHORIZES signing a Master Lease with Public Facilities Partners (PFP), a 501(c)(3), for the entire Bothwell Ranch; and

11. AUTHORIZES signing a Ground Lease with Public Facilities Partners (PFP), a 501(c)(3); and

12. AUTHORIZES a pledge to make master lease payments; and

13. AUTHORIZES making required annual debt service payments on bonds issued to fund the land acquisition and renovation; and

14. AUTHORIZES entering into a Management Services Agreement with Bothwell Ranch Foundation for ongoing management of the facility;
and

15. AUTHORIZES acceptance of all property (APNs 2164-008-001, 005, 006, and 007) when all debt is retired and Master Lease and Ground Lease terminate; and

16. FURTHER AUTHORIZES the Executive Director or the Chief Deputy Director to execute all necessary lease agreements and management agreements and to perform any and all acts necessary to carry out this resolution; without limiting the generality of the foregoing, such authority shall include those provisions that he shall determine in the exclusive exercise of his discretion are necessary to carry out the purposes of this resolution and to comply with the policies of the Conservancy, and to otherwise carry out the provisions of state law and regulations.

~End of Resolution~

I HEREBY CERTIFY that the foregoing resolution was adopted at a meeting of the Santa Monica Mountains Conservancy, duly noticed and held according to law on April 19, 2021 at various locations via videoconferencing, California.

Date: April 19, 2021